

Rolfe East



Coombe, Sherborne, DT9 4AU

Asking Price £275,000

- BRAND NEW STYLISH GROUND FLOOR TWO DOUBLE BEDROOM OPEN-PLAN APARTMENT.
- SOUGHT-AFTER RESIDENTIAL ADDRESS ON OUTSKIRTS OF SHERBORNE.
- ALLOCATED PARKING SPACE WITH EV CHARGING POINT.
- FINISHED AND READY TO RESERVE NOW!
- SIMPLY HUGE OPEN-PLAN ENTERTAINING SPACE EXTENDING TO 809 SQUARE FEET.
- LARGE FEATURE uPVC DOUBLE GLAZING WINDOWS AND ELECTRIC HEATING.
- PRETTY COMMUNAL GARDEN AREA.
- FORMING PART OF AN ATTRACTIVE PERIOD CHAPEL CONVERSION.
- BRAND NEW CONTEMPORARY KITCHEN AND BATHROOM - EXCELLENT CEILING HEIGHTS.
- VACANT - NO FURTHER CHAIN.

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Flat 4 Coombe Chapel Coombe, Sherborne DT9 4AU

'Flat 4 Coombe Chapel' is a simply huge (809 square feet), stylish and beautifully presented, brand new two double bedroom ground floor apartment forming part of a recently converted period Chapel building in the sought-after area of Coombe, on the outskirts of Sherborne town. Featuring impressive ceiling heights and a huge open-plan sitting room / dining room measuring 20'6 maximum x 16'2 maximum. The flat has a allocated parking space with electric vehicle charging point, and access to attractive communal gardens. The flat enjoys large, feature uPVC double glazed windows and is heated by Dimplex Quantum High Retention dual rate heaters. A front door from a communal hallway opens into an entrance reception hall, an impressive open-plan sitting room / kitchen, creating a fantastic entertaining space, a welcoming and modern living environment. With large feature windows and an abundance of natural light throughout the day. The property has the benefit of both fabulous countryside walks from the front door as well as being a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has also recently won the award for the best place to live in the Southwest by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. **READY TO RESERVE!**



Council Tax Band: New Build



Communal entrance door and entrance hallway. Private front door leads to

ENTRANCE RECEPTION HALL: 21'6 maximum x 7'11 maximum. A generous entrance greeting area providing a heart to the home. Excellent ceiling heights. Moulded skirting boards and architraves inset feature ceiling lighting. Telephone entry intercom system. Door leads to utility cupboard with space and plumbing for washing machine. Further door to air and cupboard housing pressurised hot water cylinder and immersion heater. Doors lead off the entrance hall to the main rooms.

OPEN-PLAN SITTING ROOM / KITCHEN: 20'6 maximum x 16'2 maximum. An impressive open-plan contemporary living space split into two areas. Sitting room area: Excellent ceiling heights, uPVC double glazed window to the front boasting a sunny southerly aspect, Dimplex Quantum High Retention dual rate heater, moulded skirting boards and architraves, TV point. Kitchen area: A range of fitted contemporary kitchen units comprising oak effect laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer the tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space for fridge, space for upright fridge freezer, space for dishwasher, A range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, extractor fan, inset feature ceiling lighting, timber effect flooring.

BEDROOM ONE: 15'3 maximum x 13'4 maximum. A double bedroom, uPVC double glazed window to the side, moulded skirting boards and architraves, Dimplex Quantum High Retention dual rate heaters.

BEDROOM TWO: 14'10 maximum x 9'1 maximum. A second

generous double bedroom, uPVC double glazed window to the rear, Dimplex Quantum High Retention dual rate heaters, moulded skirting boards and architraves.

FAMILY BATHROOM: 7' maximum X 5'7 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, timber effect flooring, extractor fan, demister illuminated mirror, chrome heated towel rail.

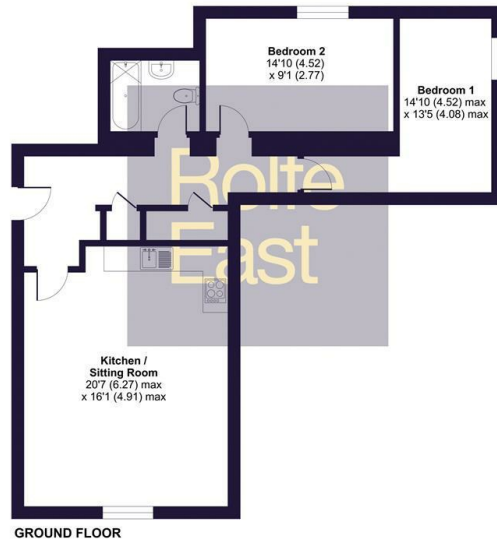
OUTSIDE: This flat comes with one allocated parking space and an EV charging point. It also benefits from the use of a pretty communal garden.



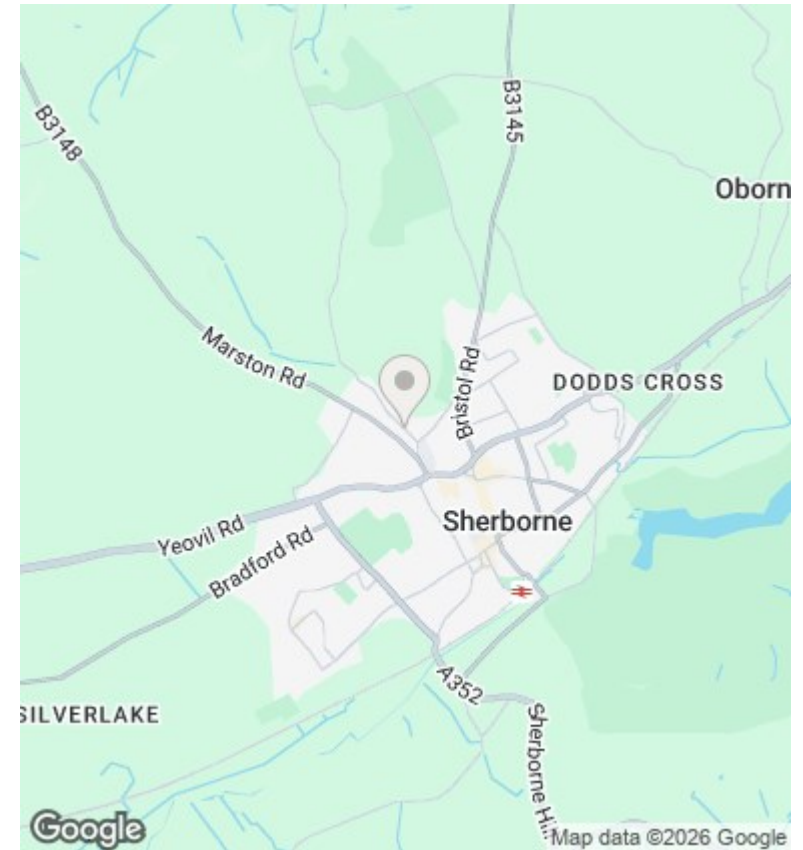


Coombe Chapel, Combe, Sherborne, DT9

Approximate Area = 809 sq ft / 75.1 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1407104



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		